

When recorded return to:
Neal Bastian and Michelle Bastian
15404 73rd Ave SE
Snohomish, WA 98296

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048864

CHICAGO TITLE CO.
620048851

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean M. Petterson and Josephine R. Petterson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brandon Watts and Amy Watts, Husband and Wife and Neal Bastian and Michelle Bastian, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 24, CAVANAWOOD SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 6 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P64043 / 3875-000-024-0008


Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4307
Sep 17 2021
Amount Paid \$24025.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: September 7, 2021



Dean M. Petterson

Josephine R. PettersonState of Idaho
County of Kootenai

I certify that I know or have satisfactory evidence that

Dean M. Petterson and Josephine R. Petterson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: September 11, 2021

Name: Linda Lea Harrison
Notary Public in and for the State of Idaho
Residing at: Hayden, ID
My appointment expires: 11/18/2025

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: V.M. Lee and P.T. Lee
Purpose: Construct and maintain a road for forest protection purposes only
Recording Date: March 30, 1937
Recording No.: 288264
Affects: as described in said instrument

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: English Lumber Company
Purpose: Construct and maintain a road for forest protection purposes only
Recording Date: March 30, 1937
Recording No.: 288266
Affects: as described in said instrument

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: English Lumber Company, a Washington corporation
Recording Date: November 15, 1940
Recording No.: 331967

NOTE: This exception does not include present ownership of the above mineral rights.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Cavanawood Subdivision No. 1:

Recording No: 423527

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200305280018

EXHIBIT "A"**Exceptions
(continued)**

6. Title Notification and the terms and conditions thereof:

Recording Date: July 6, 2005
Recording No.: 200507060121
7. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: July 6, 2005
Recording No.: 200507060122
8. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 7, 2005
Recording No.: 200507070128
9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"
Exceptions
(continued)

12. City, county or local improvement district assessments, if any.